

HoldenCopley

PREPARE TO BE MOVED

Susan Drive, Highbury Vale, Nottinghamshire NG6 0DS

£190,000

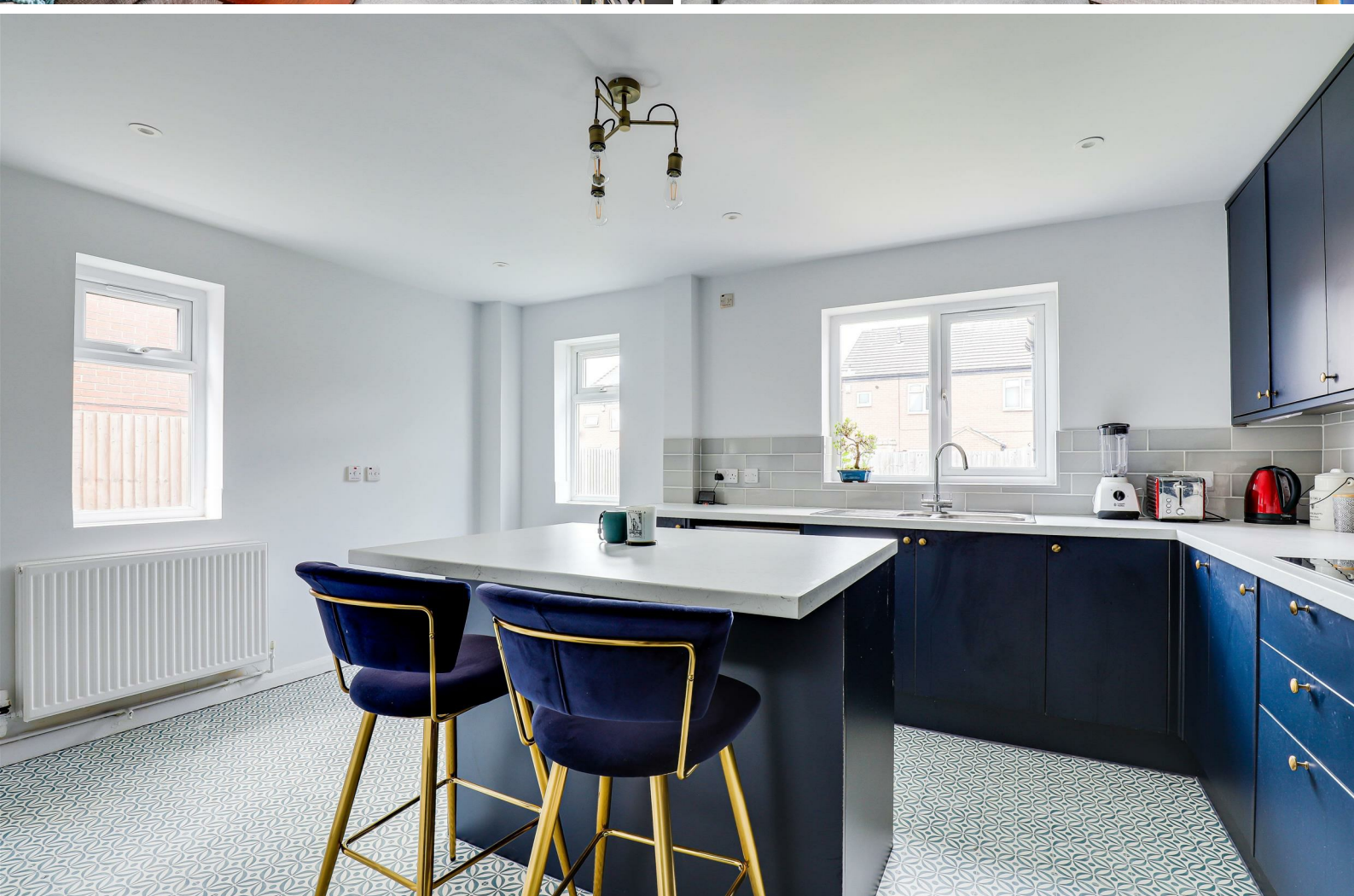
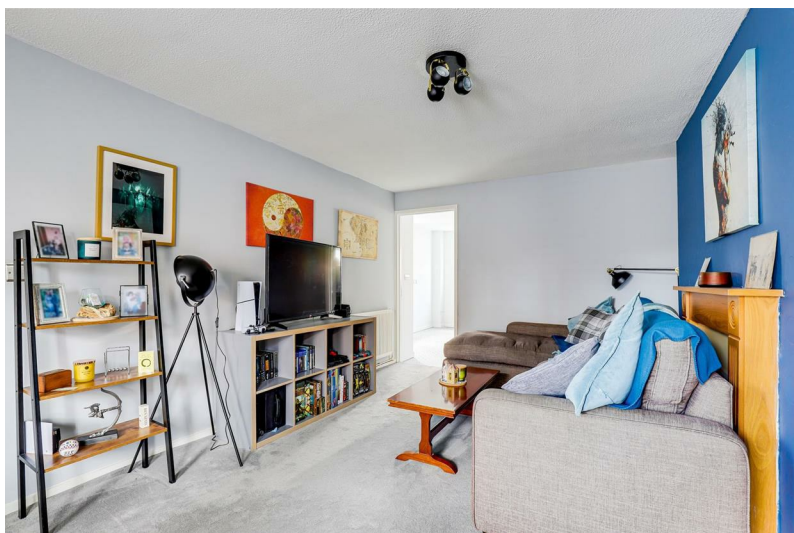
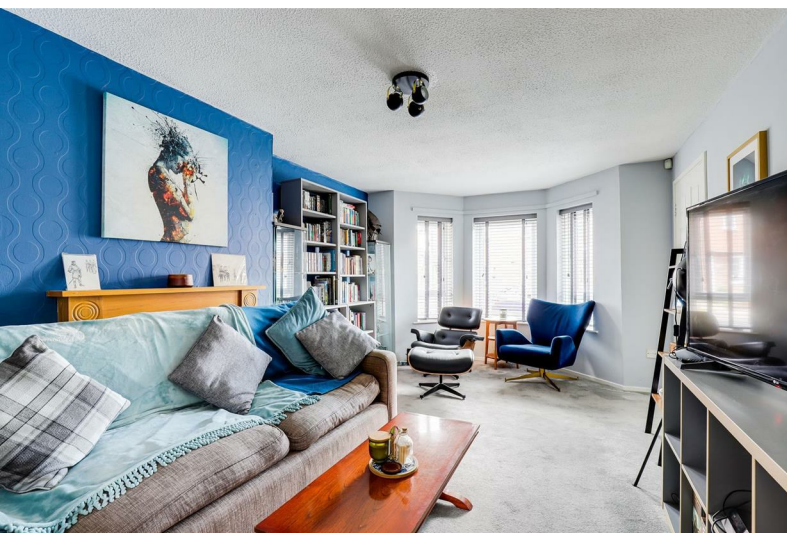
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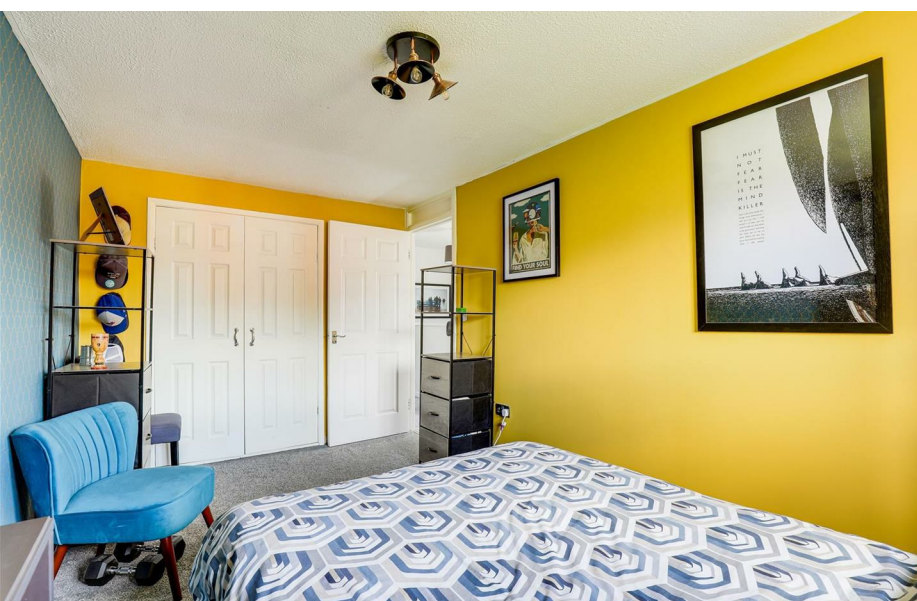


IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached house is perfect for first-time buyers. Situated close to a range of local amenities, including shops, eateries, schools, and excellent commuting links, this property has everything you need within easy reach. As you step inside, you are welcomed by a bright and inviting reception room, an ideal space for relaxation and entertaining. The modern kitchen features a stylish island with a breakfast bar, providing ample space for cooking and casual dining. The upper level boasts two double bedrooms and a single bedroom. Completing this floor is a contemporary bathroom, equipped with modern fixtures and fittings. Externally, the property includes a driveway at the front, providing off-road parking for your convenience. The rear garden features a patio seating area perfect for outdoor dining, as well as a well-maintained lawn.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway
- Ideal For First-Time Buyers
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 3'1" (1.37m x 0.95m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

18'6" x 11'4" (5.64m x 3.47m)

The living room has carpeted flooring, a radiator, a decorative mantelpiece and a UPVC double-glazed bay window to the front elevation.

Kitchen

14'11" x 12'5" (4.55m x 3.79m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, microwave, induction hob & extractor fan, space and plumbing for a washing machine, a feature island with a breakfast bar, partially tiled walls, a radiator, recessed spotlights, vinyl flooring and three UPVC-double-glazed windows to the side and rear elevations.

Porch

The porch has access to an in-built storage cupboard and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

9'5" x 6'2" (2.88m x 1.89m)

To the landing has carpeted flooring, two in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft.

Master Bedroom

14'9" x 8'5" (4.51m x 2.58m)

The main bedroom has carpeted flooring, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Two

13'1" x 8'1" (4.01m x 2.48m)

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Three

6'3" x 9'11" (1.93m x 3.03m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

6'3" x 11'5" (1.91m x 3.50m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an electric shower fixture, a heated towel rail, recessed spotlights, vinyl flooring and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a lawn, double-gated access to the rear garden, and fence panelling boundary's.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a lawn and fence panelling boundary's.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is a high risk flood area.

Flood Defenses – No

Non-Standard Construction – No

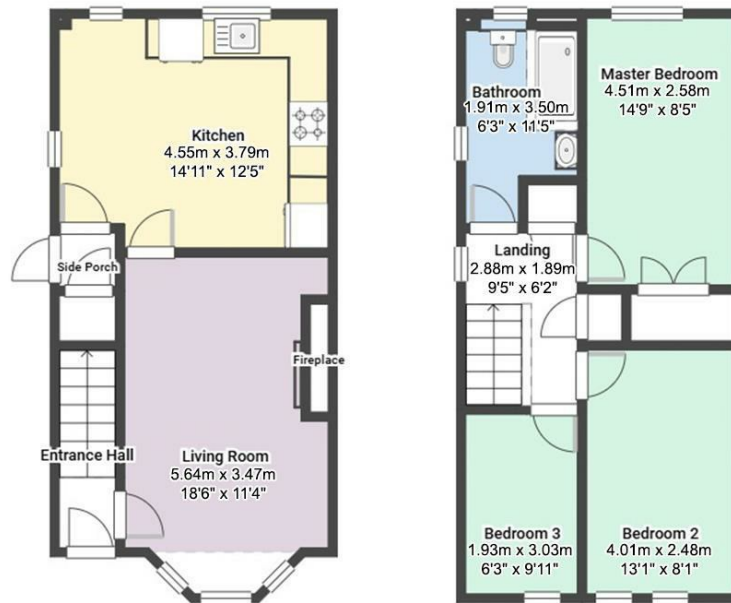
Any Legal Restrictions – No

Other Material Issues – No

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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